



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA



Ref. No.: AAI/PB/COMML/VPNITB/AUG2023/63

Date: 25th Sep' 2023

To,
M/s VIP Services,
HNO 50 LAU KHEDI,
NEAR AIRPORT COLONY,
BAIRAGARAH, BHOPAL-462 030.

Sub : Award of License for Short-term Concession to Operate and Manage Parking Management System, Collection of Parking Fees and Excess Time Fees Rights at NITB, VSI Airport, Port Blair.

Dear Sir,

We are pleased to inform you that Competent Authority has accepted your bid for "License for Short Term Concession to Operate and Manage Parking Management System, Collection of Parking Fees and Excess Time Fees Rights at NITB, VSI Airport, Port Blair." in response to Tender id-. 2023_AAI_165353_1 dated: 23.08.2023.

The licence is hereby accorded to M/s VIP Services for a period of 06 months extendable by another 06 months as per the following terms & conditions:

1. This award letter will be a part & parcel of agreement to be submitted by the licensee by signing as acceptance within 03 days from the date of issue of this award letter.
2. That the license for the said facility shall be valid for the period of 06 months extendable by another 06 months, unless terminated earlier on account of following.
 - a. By giving 30 days of notice in writing without assigning any reason.
 - b. Terminated by AAI on a short notice on account of unsatisfactory performance.
 - c. Termination on expiry of the specified time period allotted for unresolved internal dispute resolution (Mediation).
3. Gestation period of 7 days, reckoned from expiry of business incubation period or 8th date of LOIA whichever is earlier.
4. The details of the licence fee are as follows:

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[Signature]

Name of the Licence and Area	Monthly Licence Fee	GST @ 18%	Monthly Payable Amount
(1)	(2)	(4)	(5)
Short Term Concession to Operate and Manage Parking Management System Collection of Parking Fees and Excess Time Fees Rights at VSI Airport Port Blair. Area – 9941 Sqm. (Parking Area)	Rs. 6,66,666/- Per Month.	Rs. 1,20,000/- (On Monthly License Fee	Rs. 7,86,666/- (Rupees Seven Lakh Eighty-Six Thousand Six Hundred Sixty-Six only)

5. In addition to the above, space rent shall be applicable for additional space allotted (space for Server Room, Entry/Exit Booths etc.) @ 830 per sq. mtr. per month plus GST and all other applicable taxes/ levies / fees at the prevailing rates.
6. The Licensee is liable to pay Utility charge @ 10% on space allotted (Space for Server Room, Entry/Exit Booths etc.) addition to the space rent. Compound annual escalation @ 7.5% of space rent or at the rates prescribed by AAI, CHQ will be applicable on 1st April every year or revised by AAI from time to time.
7. AAI shall raise bill on or before 10th of every month The concessionaire has to make the payment of License Fees etc. by 25th of the same month, failing which interest on delayed payment at the rate of 9% per annum shall be charged from the due date for delay period of upto 30 days and if delay is for more than 30 days, then interest at the rate of 18% per annum shall be charged from the due date, for entire delay period.
8. That in addition to the above said license fee, licensee shall pay all charges towards consumption of electricity and water as may be due as determined by the Authority and at the rate(s) fixed by it from time to time. Such charges shall be paid within the date(s) specified in the bill(s). The Licensee shall have to provide his own meter(s) for the purpose, failing which Licensee shall be billed on assessed consumption. In default of payment of

said charges, the Authority may without prejudice to its other rights disconnect or cause to be disconnected the water and electricity to the said premises without any notice and the Licensee shall not be entitled to any compensation whatsoever on account of any such disconnection.

9. That the Licensee shall pay all rates, assessments, out goings and other taxes as leviable on the Licensee in 'Laws'.
10. Payment of advance licence fee i.e. **Rs. 7,86,666/- (Rupees Seven Lakh Eighty-Six Thousand Six Hundred Sixty-Six only)** including applicable GST at the prevailing rates is payable by the licensee within 07 days of issuance of this award letter.
11. That the licensee shall submit Performance Security Deposit, amounting to 03 months equivalent Concession fee of the First year (1st year) to AAI as an interest free security Deposit. A sum of **Rs. 23,59,998/- (Rupees Twenty-Three Thousand Fifty-Nine Thousand Nine Hundred Ninety-Eight Only)** i.e. **an amount equal to (3) months of license fees** (based on 1st year license fee) as Security Deposit in the form of Bank Guarantee in favour of Airport Director, AAI, VSI Airport Port Blair. Security Deposit to be furnished in the form of BG only to be issued by scheduled Bank having a validity period of 180 days from the date of expiry of contract. However, BG from co-operative Bank (even scheduled) or in the form of FDR is not acceptable. In the event of the Licensee committing any breach of the terms & conditions of the license agreement, the Authority may without prejudice to other rights and remedies be entitled to forfeit the Security Deposit or any part thereof. In Such an event he shall pay in the same manner as stated above such additional sum immediately as he may be called upon by the Authority to pay, so that the Security Deposit shall at all times during the continuance of these presents, be for the same amount. On the expiration or earlier determination of the license the Authority shall return the Security Deposit or part thereof which has not been forfeited as aforesaid, to him, without interest.
12. That the Licensee shall also liable to make the payment towards security deposit in respect of electricity charges equivalent to 5% of annual license/concession value for the first Year subject to minimum deposit of Rs.10,000/- and a maximum deposit of Rs.10 lakhs. The said security deposit will cover SD towards all types of utilities such as Electricity, Water, Data Port, Telephone etc.

13. The Licensee shall display all Signage boards at allotted parking areas, lanes & other appropriate place after the approval of AAI.
14. That the Licensee shall equip himself with all necessary permits, licenses and such other permissions as may be required under the law in force at any time with regard to the operation of the subject license.
15. That the Licensee shall maintain such regular and proper account books along with other supporting documents regarding sales effected by the Licensee in the said premises and said accounts/documents shall all the times be kept open for inspection by Authority in such manner as may be prescribed. The Licensee shall provide to the Authority, if so required by the Authority, statements of audited Accounts in such manner and within such period as the Authority may prescribe. Licensee shall be liable to share invoicing details live with AAI.
16. That the Licensee shall have no right to object as and when the Authority decides to grant additional License for similar Facility at the airport premises where the Licensee is rendering such services.
17. That Authority shall provide bare space for the subject service and other expenses of any kind for establishment and rendering of the services shall be incurred by the Licensee. However, provisions of electricity, water and drainage connections, as the case may be, if so required, for the smooth operation of the services shall be provided by the Authority.
18. All the times during the currency of the license agreement, it shall be the responsibility of the licensee to obtain proper fire insurance coverage including theft and burglary in respect of all the movable and immovable assets stored or used in the licensed premises and authority shall not be responsible for any loss or damage caused to the licensee on any accounts whatsoever.
19. That Licensee shall operate the subject facility by charging the rate from users, as may be approved in advance by the Authority. Licensee shall exhibit the said approved charges at a conspicuous place in consultation with the authority.
20. That the Authority reserves to itself the right to change the location of the premises at any time and may at its discretion, call upon the Licensee to vacate the site and may give him an alternative premise for the purpose of this license. In such a case, the Licensee shall be bound to vacate the premises immediately and accept the said alternate premises. The entire expenditure on such shifting shall be borne by the licensee and the licensee shall not be entitled to claim any compensation or revision in the license fee on that score.

21. The Licensee shall use the premises for the bona fide purpose as provided in the Agreement, more particularly described in the enclosed schedule, for the use of all passengers and bona fide visitors to the Airport and Officers of the Authority and the staff of various Airlines using the Airport and for no other purpose.
22. The Licensee shall not erect or display any advertisement or signboards except after obtaining the prior approval in writing of the Authority.
23. The licensee must necessarily operate the contract for minimum 50 % of the total period of the contract failing which the licensee may be debarred from participating any tender in AAI for minimum period of 01 (one) year.
24. The Licensee shall not terminate the license before the expiry of the period of the license except by giving 30 days notice in writing, otherwise the Licensee shall be liable to pay to the Authority (without any demur or question) such amount of money as the Authority may decide as due to it by the Licensee. The license can be terminated by the Authority by giving days' notice in writing without assigning any reason thereto.
25. The licensee shall be allowed to use the allotted counter exclusively for the purpose of services for which it is allotted and not for any other purpose under any circumstances.
26. The licensee is requested to submit site hand over report at this office within 14 days of issuance this award letter.
27. The licensee is requested for execution of Licence Agreement on Rs. 100/- India non-judicial stamp paper (**Andaman and Nicobar Administration**) within 7 days from the date of issue of this award letter. The cost of stamp paper which will be borne by the licensee of Jharkhand state only.
28. The licensee shall abide by all the rules and regulation of Labour Laws applicable from time to time.
29. The Licensee shall maintain at his own cost all the electric fittings, installations and such other electric equipment including Fire Alarm System as may be provided by the Authority in the said premises or as may hereafter be provided by the said Authority in the said premises.
30. The Licensee shall not use the premises for any purpose other than that for which the licence has been granted. The Licensee shall not erect or display any other type of advertisement or signboards upon the said premises without prior permission in writing from the Authority.

C. P. Roy

31. The licensee is also requested to intimate the names of the persons to be employed for the said licence before commencement of the licence.
32. This award letter will be an integral part of licence agreement binding both the parties, i.e. the licensee and Airports Authority of India.
33. All other terms & conditions will be as per NIT.

It is requested that an acceptance letter may please be conveyed to this office and all other formalities as mentioned above may please be completed within seven days of issuance of this letter.

Thanking you,

Yours faithfully,

C.B. Ranjan
25.09.2023

(Chandra Prakash Ranjan)

AM (Commercial)

for Airport Director

Copy to:

RED,ER/Jt.GM(Commercial), ER

Internal: -

APD/DGM(E-E)/AGM(E-C)/SM(Fin)/AM(Ops)/CSO.